

Neighborhood Character
8/1/05

A neighborhood can elect to preserve one or more of the following items provided that they meet the criteria for each one they elect to use.

Base criteria:

- 1) 1 or both sides of a block face
- 2) At least 60% of the lots to be included within the proposed special area are developed with or are restricted to not more than two single-family residential units per lot;
- 3) Demonstrated sufficient support
- 4) Further the goal of preserving neighborhood character

Items for Consideration	Additional Criteria	Solution (how to measure)
Lot Coverage <ul style="list-style-type: none">• House sqft• Carports• Garage sqft		HCAD website
Height <ul style="list-style-type: none">• 1 Story• 1 1/2 Stories• 2 Stories• 3 Stories	Roof to on-site grade	Photograph each house, trace photos on paper to determine height
Side Setbacks <ul style="list-style-type: none">• With drive• Without drive	75% of the most frequently occurring side setback that do not deviate by more than 10%	Arial photos
Garage Location <ul style="list-style-type: none">• Detached (rear of property)	75% of the garages are detached and located at the rear of the site.	Field check

The Director shall recommend approval of application to City Council upon finding that the application has 51% support, no protest and meets the criteria.